

ZONING AND ADJUSTMENT BOARD

May 20, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, May 20, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Richard Bradley, Dossie Singleton, Jack Bratton, Rusty Mask, Frank Topping, Lamar Parker and Dale Nichols. Wayne Lee, Todd Brown, Mark Caruthers, and Evan Merritt were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting on May 6, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

Mr. Brown arrived at 6:32 p.m.

ZP2002-56

McCarthy Dunlap

Kathy Young, Sumter County Housing Department and representative for the property owner, was present and requesting a rezoning from A5 to RR1C on 2 acres MOL for the purpose of lineal transfer. There were six notices sent. Of the six notices sent, there was one received in favor and none in objection. There were no objections from the audience. Mr. Topping requested Ms. Young explain to the Board how the property was divided. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the motion and the motion carried.

ZP2002-57

Juan F. & Marie Leiva

Juan Leiva was present and requesting a rezoning from RR, C2 & C3 to CL & CH on 1.19 acres MOL to bring the property into compliance with the Future Land Use Map. There were six notices sent. Of the six notices sent, there was one received in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-58

Jeremy Tillman

Terry Crenshaw, representative for the property owner, was present and requesting a rezoning from R1 & C2 to R2C on .50 acre MOL to correct the zoning on a non-vested commercial zoning designation. There were five notices sent. Of the five notices sent, there were none in favor and none in objection. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bratton seconded the motion and the motion carried.

ZP2002-62

Beryl L. Nutt

Beryl Nutt was present and requesting a rezoning from R1A to R6M on .52 acres MOL. There were eleven notices sent. Of the eleven notices sent, one was received in favor and one in objection. The letter of objection was read into the record. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the motion and the motion carried.

ZP2002-52

C. Perry Smith & Frank Smith, Et al

Jackson Sullivan, representative for the property owners, was present and requesting a rezoning from A5 & CH to RPUD on 232.5 acres MOL to bring the property into compliance with the Future Land Use Map and amend the Tri-County Villages Master Plan to include the subject property. There were eighty-six notices sent. Of the eighty-six notices sent, twenty-three were received in favor and two in objection. The objecting letters were read into the record. Mr. Sullivan explained to the Board this was the rezoning for the Large Scale Comprehensive Plan Amendment. Mr. Sullivan also explained CR 101 would be widened into a five lane access road and the Villages had worked with the area residents and revised the commercial development area so as to not be seen by the existing houses. Mr. Tharp, representative for several residents, and Mr. McElyea stated they were pleased with the Villages cooperation and they would like for the application to be approved. Mr. McElyea also stated the Rice's, who submitted a letter of objection, be disregarded since they had recently moved. Mr. Topping made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bratton seconded the motion and the motion carried.

Mr. Story left at 6:43 during the discussion of the above case. Therefore, he was not present for the vote.

ZP2002-59

Sandra Lynn Leatherman

Jackson Sullivan, representative for the property owner, was present and requesting to rezone 20 acres MOL from A5 to RPUD. There were three notices sent. Of the three notices sent, there were two received in favor and none in objection. Mr. Chris Bowers of the Wilson Company gave background information on the units and qualifications for

becoming a resident in the affordable housing units. Mr. Topping made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-60

Terry & Lisa Raymond

Terry and Lisa Raymond were present and requesting a Temporary Use Permit for one year to allow an RV as a temporary residence while their permanent residence is being constructed. There were five notices sent. Of the five notices sent, one was received in favor and none in objection. The Board had questions on the expected time frame of construction completion. Mr. Raymond stated he had health conditions, which had slowed the construction process. However, he has a contract with DiBarco and construction should be commencing shortly. Mr. Topping made a motion to approve the Temporary Use Permit for one year to allow a RV as a temporary residence while the permanent residence is being constructed. Mr. Bratton seconded the motion and the motion carried.

ZP2002-64

Roger & Bethany Neal

Roger Neal was present and requesting a Temporary Use Permit for one year to allow a fifth wheel as a temporary residence while the permanent residence is being constructed. There were five notices sent. Of the five notices sent, one was received in favor and none in objection. The Board had questions on the expected time frame of construction completion. Mr. Neal gave an update on the completion of the house. Mr. Topping made a motion to approve the Temporary Use Permit for one year to allow a fifth wheel as a temporary residence while the permanent residence is being constructed. Mr. Bratton seconded the motion and the motion carried.

ZP2002-61

Albert L. Williams, Estate

The applicants were not present. Mr. Bratton made a motion to table the case to the June 3rd Zoning and Adjustment Board meeting. Mr. Bradley seconded the motion and the motion carried.

Mr. Parker made a motion to adjourn the meeting. Mr. Brown seconded the motion and the motion carried.

The meeting adjourned at 7:10 p.m.

Larry Story, Chairman
Zoning & Adjustment Board